

KEYMAP



LEGAL DESCRIPTION
 COMPILED PLAN OF
 PART OF LOT 33, CONCESSION 3,
 SOUTH OF DUNDAS STREET,
 TOWN OF OAKVILLE,
 REGIONAL MUNICIPALITY OF HALTON

PROJECT NORTH

TRUE NORTH

SITE STATISTICS

SITE AREA	69,340.81 m ² or 17.13 acres	
ZONING	E2 / E3 - BUSINESS EMPLOYMENT	
SETBACKS	FRONT YARD (NORTH) FUTURE WYECROFT ROAD EXTENSION	3.0 m / 26.00 m
	REAR YARD (SOUTH)	7.0 m / 48.00 m
	EXTERIOR SIDE YARD (WEST)	3.0 m / 12.00 m
	INTERIOR SIDE YARD (EAST)	3.0 m / 20.00 m
G.F.A.	BUILDING 'G'	4,529.19 m ² or 48,752 sq.ft.
	BUILDING 'H'	13,159.53 m ² or 141,648 sq.ft.
TOTAL	17,688.72 m ² or 190,400 sq.ft.	
SITE COVERAGE	17,688.72 m ² or 25.11%	
LANDSCAPED AREA	7,709.97 m ² or 11.12%	
PAVED AREA	43,942.12 m ² or 63.37%	
BUILDING HEIGHT (MAXIMUM)	REQUIRED	30.0 m
	PROVIDED	9.75 m
PARKING	INDUSTRIAL REQUIREMENTS 1 Space / 100m ² @ 7,500.00m ² = 75 Spaces 1 Space / 200m ² @ 10,188.72m ² = 51 Spaces	126 spaces / 290 spaces
	ACCESSIBLE PARKING (TYPE A AND B) 2% OF TOTAL PLUS 2	8 spaces / 10 spaces
LOADING SPACES	-	38 spaces
DRIVE-IN DOORS	-	8 doors
BICYCLE SPACES 2 + 0.25 spaces / 1,000m ²	7 spaces	10 spaces
SNOW STORAGE AREA	TO BE REMOVED OFF-SITE	

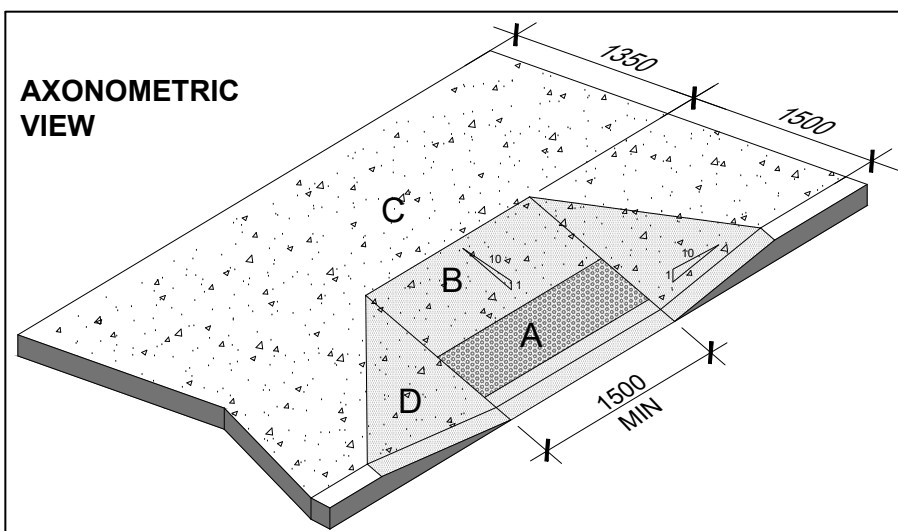
GENERAL NOTES

- GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE LOCATED DISCREETLY, AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.
- GAS PIPES SERVICING ROOF TOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE TO ANY PUBLIC VIEW AND SHALL BE INSTALLED WITHIN THE WALL CONSTRUCTION.
- SNOW TO BE REMOVED OFF-SITE BY PRIVATE CONTRACTOR.
- REFUSE GARBAGE TO BE STORED INTERNALLY AND REMOVED OFF-SITE BY PRIVATE CONTRACTOR.
- ROOF TOP UNITS (RTUs) TO BE SCREENED FROM PUBLIC VIEW.

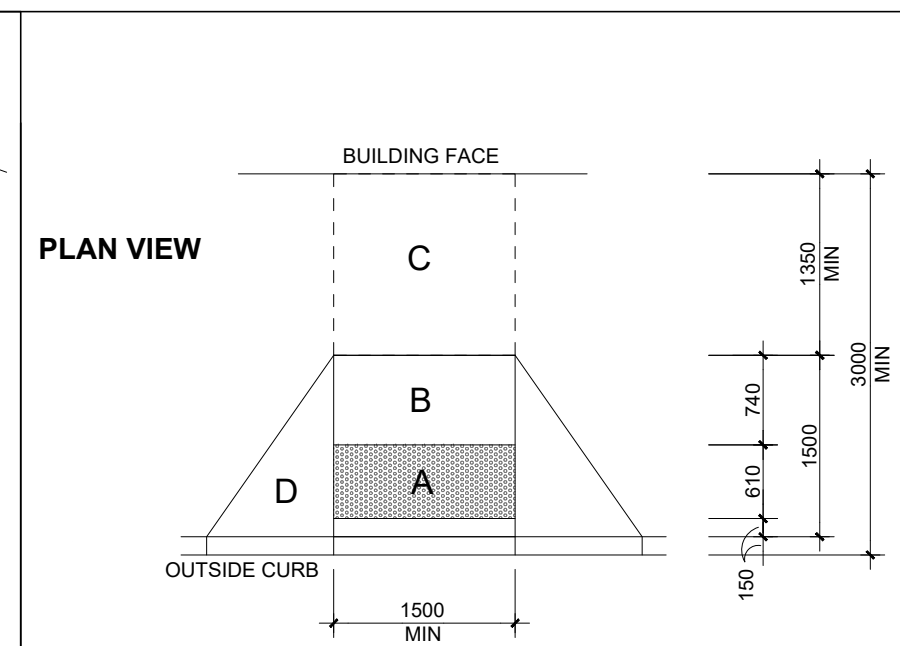
SYMBOL LEGEND

	MAN DOOR
	LOADING DOCK DOOR
	DRIVE-IN / OVERHEAD DOOR
	HYDRANT + VALVE
	FIRE DEPARTMENT CONNECTION / SIAMESE
	HYDRO TRANSFORMER
	ACCESSIBLE PARKING SPACE
	ACCESSIBLE PARKING SPACE SIGNAGE
	WALL MOUNTED LIGHT (SEE ELECTR. DWGS.)
	POLE MOUNTED LIGHT (SEE ELECTR. DWGS.)
	HYDRO POLE STANDARD / UTILITY POLE
	BIKE RACK (2 SPACES)

CURB RAMP DETAIL



- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST:
 - BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
 - BE A MAX OF 1:10, WHERE ELEVATION IS LESS THAN 75mm OR GREATER AND 200mm OR LESS.
- THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10.
- CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT:
 - HAVE RAISED TACTILE PROFILES COMPOSED OF TRUNCATED DOMES,
 - HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE,
 - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP,
 - ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE,
 - EXTEND THE FULL WIDTH OF THE CURB RAMP,
 - ARE A MIN OF 610mm IN DEPTH, AND
 - BE SLIP-RESISTANT.



- A** TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 610mm IN DEPTH
- B** SLOPE SURFACE @ 1:10 (max)
- C** LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1500mm
- D** FLARED SIDES WITH MAX SLOPE OF 1:10

No.	ISSUED	DATE
1	ISSUED FOR CONSULTANT COORDINATION	NOV. 19, 2021
2	RE-ISSUED FOR CONSULTANT COORDINATION	FEB. 17, 2022
3	RE-ISSUED FOR CONSULTANT COORDINATION	MAR. 29, 2022
4	RE-ISSUED FOR CONSULTANT COORDINATION	APR. 18, 2022
5	ISSUED FOR SPA	APR. 29, 2022
6	RE-ISSUED FOR CONSULTANT COORDINATION	AUG. 25, 2022
7	RE-ISSUED FOR SPA	AUG. 31, 2022

7	REVISED AS NOTED	AUG. 25, 2022
6	REVISED AS NOTED	AUG. 12, 2022
5	REVISED AS NOTED	APR. 26, 2022
4	REVISED AS NOTED	APR. 6, 2022
3	REVISED AS NOTED	FEB. 15, 2022
2	REVISED AS NOTED	DEC. 14, 2021
1	REVISED PER SURVEY	DEC. 09, 2021
No.	REVISION	DATE

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Melrose Business Park Phase III

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SITE PLAN

DATE: NOV. 2021 | DRAWN BY: CI | CHECKED: CI | SCALE: 1:750

PROJECT No. P-21155 | DRAWING No. A-1.0